

Item # 46

ORDINANCE NO. \_\_\_\_\_

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**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 301 WEST SLAUGHTER LANE AND 9501 SOUTH FIRST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT, LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT, AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACTS ONE AND TWO, TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT FOR TRACT THREE, SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT FOR TRACT FOUR AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT FIVE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-05-0171, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From general commercial services-conditional overlay (CS-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 5.867 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From interim rural residence (I-RR) district and limited office-conditional overlay (LO-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

A 4.616 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

1 Tract Three: From interim rural residence (I-RR) district and limited office-  
2 conditional overlay (LO-CO) combining district to townhouse and condominium  
3 residence (SF-6) district.  
4

5 A 14.017 acre tract of land, more or less, out of the S.F. Slaughter League Survey  
6 No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly  
7 described by metes and bounds in Exhibit "A" incorporated into this ordinance;  
8 and,  
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10 Tract Four: From interim rural residence (I-RR) district and limited office-  
11 conditional overlay (LO-CO) combining district to single-family residence small  
12 lot (SF-4A) district.  
13

14 A 79.684 acre tract of land, more or less, out of the S.F. Slaughter League Survey  
15 No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly  
16 described by metes and bounds in Exhibit "A" incorporated into this ordinance;  
17 and  
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19 Tract Five: From interim rural residence (I-RR) district and limited office-  
20 conditional overlay (LO-CO) combining district to community commercial-  
21 conditional overlay (GR-CO) combining district.  
22

23 A 39.023 acre tract of land, more or less, out of the S.F. Slaughter League Survey  
24 No. 1, Abstract No. 20, in Travis County, the tract of land being more particularly  
25 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the  
26 "Property"),  
27

28 locally known as 301 West Slaughter Lane and 9501 South First Street, in the City of  
29 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".  
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31 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
32 established by this ordinance is subject to the following conditions:  
33

34 1. The following uses are prohibited uses on Tract One and Tract Two:  
35

- |   |                        |
|---|------------------------|
| 36 Automotive sales                       | Bail bond services     |
| 37 Drop-off recycling collection facility | Exterminating services |
| 38 Pawn shop services                     | Residential treatment  |
| 39  |                        |
| 40  |                        |

1 2. The following applies to Tract Five.

3 a) For a lot with frontage on Slaughter Lane, the following development  
4 regulations apply:

- 5 1. the maximum height is 40 feet from ground level;
- 6 2. the maximum height is three stories;
- 7 3. the minimum street side yard is 15 feet;
- 8 4. the maximum building coverage is 50 percent;
- 9 5. the maximum impervious cover is 80 percent; and
- 10 6. the maximum floor-to-area ratio (FAR) is 0.5 to 1.0.

11 b) The following uses are prohibited uses:

- |   |                       |
|---|-----------------------|
| 12 Drop-off recycling collection facility | 12 Pawn shop services |
| 13 Residential treatment                  | 13 Service station    |

14 Except as specifically restricted under this ordinance, the Property may be developed and  
15 used in accordance with the regulations established for the respective base districts and  
16 other applicable requirements of the City Code.

17 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

18 **PASSED AND APPROVED**

19 \_\_\_\_\_, 2006

20 §  
21 §  
22 §

23 Will Wynn  
24 Mayor

25 **APPROVED:** \_\_\_\_\_

26 **ATTEST:** \_\_\_\_\_

27 David Allan Smith  
28 City Attorney

29 Shirley A. Gentry  
30 City Clerk